

**CENTRE OF STUDIES FOR BUILDING SURVEYING  
FACULTY OF ARCHITECTURE, PLANNING AND  
SURVEYING  
UNIVERSITI TEKNOLOGI MARA**

**ASSESSING BUILDING SURVEYOR ROLES IN  
PROPERTY MAINTENANCE AND MANAGEMENT  
SCOPE OF WORK**

**AHMAD SAFFIAN BIN AHMAD KASSIM  
(2012665458)**

**Bachelor of Building Surveying (Hons)**

**December 2014**

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**“I hereby declare that this academic project is the result of my own research  
except for the quotation and summary which have been acknowledged”**

**Student's Name : Ahmad Saffian bin Ahmad Kassim**

**Signature :**

**UITM No. : 2012665458**

**Date : January 22<sup>nd</sup> 2015**

# ACKNOWLEDGEMENT

Alhamdulillah, all praise to Allah s.w.t for giving me his bless, strength, wisdom and good health to complete this research report on time.

A sincere appreciation and deepest gratitude for all individual that was giving me hand to complete this report. A great gratitude goes to Sr Dr Nor Rima Bt Muhamad Ariff as my supervisor for her guidance, suggestion, encouragement and her advice throughout the process of making this report. Appreciation also goes to all lecturers that involves direct or indirect in my research. Not to forget also, thank you to both of my parents Mr Ahmad Kassim bin Daud and Mrs Saffina binti Hussin for their never ending support.

Thanks also goes to the contribution of every personnel involves in Property Maintenance and Management through out Klang Valley which give their full cooperation, ideas and time for the accomplishment of this research. A special thanks goes to all respondents especially to BS graduate and their employer from various of company and position that gives the opportunities to distribute my questionnaire. Last but not least I would like to thank my friends and colleague especially those who help me in giving some information and helping me a lot in conducting this report.

Thank You.

# ABSTRACT

Building surveyors (BS) are professional that have knowledge in handling building materials, understanding construction techniques, methods and technology skills. Building Surveyor is still very new as compared to other construction players, BS is still without an Act but govern under professional body. BS courses been taught in universities all over Malaysia is been recognized by RICS. There a demand for systematic approach in the industry towards building control and maintenance, BS is introduced to fulfill that requirement. BS has four (4) major areas which is building control, building inspection, building maintenance and building insurance as specified by RISM. This research is about assessing Building Surveyor (BS) roles in Property Maintenance and Management Organization (PMMO). The aim of this research is to recognize the acceptance of Building Surveyors profession in Property Maintenance and Management Organization in Malaysia. This research employed both secondary and primary data. The data collected is by distributing questionnaires to employee and employer at PMMO and were presented using pie chart, bar chart using frequency, percentages and means score. The questionnaires cover 2 aspects of area which is BS roles in building maintenance including required scope necessary to support maintenance comprises of building control, building inspection, building insurance and BS competencies in PMMO. For competencies, respondents were found to have honed the skill and competencies required and their employers verify it. Both result shows that BS have significant roles and practiced skill to work in PMMO. Therefore this study suggested that BS has future roles in the industry.

# CHAPTER 1

## INTRODUCTION

### 1.1 BACKGROUND TO THE RESEARCH

Building Surveyor main roles is a wide spectrum in property building industry which include in estate markets, commercial, retail, industrial, leisure, education and health not to mention in private and public sectors (Royal Institute of Chartered Surveyor UK, 2014). A Building Surveyor requires a strong technical background and good social skill with people which are their client (RICS UK, 2014). According to Ali & Chen (2012), it was the British who introduce Building Surveyor profession in Malaysia, they established Building Control department which deals with building plan submission and task relating to new and existing works. As stated by Binfield (2014), Building Surveyors are trained individuals that advices about land, property and building construction. Most surveying has a University Degree in surveying and construction or property development (Binfield, 2014). It is a norm that building Surveyor to work in government sectors and private sectors. As explain by Zawawi (2009) a professional Building Sureveyor is qualified person either by examination or experience. The main roles of Building Surveyor are building control, maintenance & conservation of Building and building performance and audit (Zawawi, 2009).